



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

February 2, 2006

CALL TO ORDER:

Chair John Jostes called the meeting to order at 1:14 P.M.

ROLL CALL:

Present:

Chair John Jostes

Vice-Chair Charmaine Jacobs

Commissioners Bill Mahan, George C. Myers, Addison S. Thompson and Harwood A. White, Jr.

Absent:

Stella Larson

STAFF PRESENT:

Bettie Weiss, City Planner

Jan Hubbell, Senior Planner

Irma Unzueta, Project Planner

Marisela Salinas, Associate Planner

Kathleen Kennedy, Assistant Planner

Christopher Hansen, Building Plan Check Supervisor

Rob Dayton, Supervising Transportation Planner

Stacey Wilson, Associate Transportation Planner

Loree Cole, Supervising Civil Engineer

N. Scott Vincent, Assistant City Attorney

Julie Rodriguez, Acting Planning Commission Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

Senior Planner Jan Hubbell announced that the applicant for 454 William Moffet Place has asked to be continued one week until February 9, 2006

Motion: Jacobs/White

Continue 454 William Moffet Place Project until February 9, 2006

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Larson)

B. Announcements and appeals.

None.

C. Comments from members of the public pertaining to items not on this agenda.

Commissioner Jostes opened the public comment at 1:16 P. M. and with no one wishing to speak, closed the public hearing at 1:16 P. M.

II. CONSENT ITEMS:

ACTUAL TIME: 1:16 P.M.

A. APPLICATION OF CLIFF HICKMAN, AGENT FOR BERNARDO BARRAGAN, JR., TRUSTEE, PROPERTY OWNER, 709 WENTWORTH AVENUE, APN 037-063-009, R-3, LIMITED MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, TWELVE UNITS/ACRE, (MST2004-00526)

The project consists of a proposal to construct a new two-story, three-unit condominium development with five attached garage spaces totaling 5,010 square feet (gross) on a 6,250 square foot lot. The existing 1,008 square foot, one-story, single-family residence and shed would be demolished.

The discretionary applications required for this project are:

1. A Modification to allow a trash and recycling enclosure to encroach into the required rear and interior yard setbacks (SBMC§28.21.060); and
2. Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC§27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15301 (demolition of structures) and 15303 (new construction of small structures).

Case Planner: Kathleen Kennedy, Assistant Planner

Email: kkennedy@santabarbaraca.gov

Ms. Hubbell asked the Commission to waive the Staff Report.

MOTION: Mahan/Jacobs

Waive the Staff Report

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Larson)

Cliff Hickman, representing the applicant, gave brief description of the project.

Commissioner's questions and comments:

1. Asked if studio was a requirement of the owner.
2. Asked if parking would be the same with one 2-bedroom and two 1-bedroom units.
3. Commented on studio condominiums being difficult to finance.
4. Asked staff if the light standard in the alley, that is 50 feet from the property, is within the area the Commission can request to be upgraded. Asked counsel for sphere of influence.
5. Asked if the applicant or Staff looked at tandem parking for this project.
6. Asked if all stalls in a tandem parking situation had to be covered under condominium conversion.
7. Asked about the setback on the alley and whether it could be used for parking.
8. Asked if Staff could elaborate on ABR recommendations.
9. Feels that project is viable and that it has been well thought out.
10. Feels that tandem parking is a good idea that should have been explored earlier, but that solution is acceptable and the architecture is charming.
11. Recommends straw vote on supporting one 2-bedroom unit and two 1-bedroom units. Supports project.
12. Believes alley access is preferable to street access.

Ms. Hubbell responded that the two bedroom units require two parking spaces and the one bedroom units require 1.5 spaces. The net result is five parking spaces and remains the same number as in the applicant proposal.

Ms. Kennedy replied that she had spoken with Public Works and that the Facilities Division did look at this pole and determined that it should not be changed out.

Mr. Vincent stated that the City has an ordinance that requires the undergrounding of utilities that service a residential project. That requirement goes from the closest utility pole to the project itself. The Planning Commission is charged with the design and improvement of subdivisions. In this particular subdivision, the project involves only the one parcel with no other changes to the subdivision. The Commission has fewer prerogatives on changing utilities on this parcel.

Ms. Kennedy stated that tandem parking was not considered by Staff or the applicant.

Commissioner Jostes opened the public hearing at 1:25 P.M and with not one wishing to speak, closed the public hearing at 1:25 P.M.

Ms. Hubbell stated that either all or none of the tandem parking spaces have to be covered under the condominium ordinance. Also, a modification would be required to use the alley for parking.

Ms. Kennedy recapped ABR's comments.

Mr. Hickman stated that ABR had asked that front porch be moved out and porch roof raised to de-emphasize the garage door. However, this conflicted with his comments received from DART.

STRAW VOTE:

Support one 2-bedroom and two - bedroom alternative.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Larson)

MOTION: White/Mahan

Assigned Resolution No. 005-06

Approve Tentative Subdivision Map and modification to allow a trash and recycling enclosure, with the added condition that ABR shall review the pedestrian access from each unit to the street.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Larson)

Chair Jostes announced the ten calendar day appeal period.

B. APPLICATION OF JOHN ENTIKAMP, CFO, AGENT FOR MERCURY AIR CENTER, 454 WILLIAM MOFFETT PLACE, SANTA BARBARA, CA 93117, 073-045-003, A-F AIRPORT FACILITIES, AND S-D-3 COASTAL OVERLAY, ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2005-00219) CONTINUED UNTIL FEBRUARY 9, 2006.

The proposed project would involve a 1,200 square foot (sq. ft.) addition to and remodel of the existing 2,207 sq. ft. Mercury Air Service Center. The project would also include demolition of the existing 8,290 sq. ft. Hangar 6 and expansion of the aircraft parking ramp by approximately 80,000 square feet. The discretionary application required for this project is a Coastal Development Permit for construction of improvements in the Appealable Jurisdiction of the Coastal Zone (SBMC § 28.45.009).

Case Planner: Laurie Owens, Project Planner

Email: lowens@santabarbaraca.gov

DISCUSSION ITEMS

ACTUAL TIME: 1:39 P.M.

A. PLANNING COMMISSION STANDARD CONDITIONS OF APPROVAL

Staff will report on the proposed changes to the Planning Commission Standard Conditions of Approval Template. Proposed revisions to the Conditions of Approval are intended to provide a more efficient and concise document. A discussion will be held with the Planning Commission.

Case Planner: Irma Unzueta, Project Planner

Email: iunzueta@santabarbaraca.gov

Irma Unzueta, Project Planner, gave the Staff presentation.

Commissioner's comments and questions:

1. Asked if there is an educational benefit of the PC Conditions Template in the early stages of a project development to highlight standards for applicants.
2. Thanked Staff for report and presentation; noted some editing that is needed.
3. Asked about noticing for night construction.
4. Asked how 'night hours' are defined.
5. Consensus of Commissioners expressed appreciation for the updated template.
6. Asked if a separate or slightly different process or construction hours condition could be developed for projects in non-residential neighborhoods.
7. Asked if index could include alphabetizing; also a cross reference to Zoning Ordinance. Asked if report could include an index on acronyms. Suggested that Table of Contents include page numbers.
8. Commented on disconnect between Planning Commission (PC) and Staff Hearing Officer (SHO) and non-PC/SHO projects related to construction hours requirements.
9. Asked about a contractor's stamp preservation condition.
10. Asked about a condition for defensible space and making properties fire-safe.
11. Suggested electronic format that can be used by staff and applicants.
12. Asked to have grading prohibition included in conditions.
13. Would like to see a stronger track record in the effectiveness of the BMP's .

Ms. Hubbell stated that this helps the applicant and other departments on projects. Stated that noise ordinance applies to hours of 8 P.M. to 7 A.M.

Commissioner Jostes opened the public hearing at 1:48 P.M. and the following people spoke:

Steven Appleton expressed concern regarding noticing requirements related to night construction. Felt that requiring projects to notice 48 hours in advance of night work is too onerous.

With no one else wishing to speak, the public hearing was closed at 1:53 P.M.

Ms. Unzuerta spoke about the 48 hour time frame for noticing condition, and how it addresses hours worked outside of the hours approved by the project.

Ms. Hubbell recognized individual Staff members' contributions to report. She stated a cross-index could be developed to aid in locating conditions.

Mr. Vincent addressed disconnect on construction hours and the restrictions that are in the noise ordinance.

Ms. Hubbell noted areas that fire safety could be included under the Recorded Agreement and under Design Review.

B. ENHANCED TRANSIT RECOMMENDATION

Staff will present the recommendations made by the Enhanced Transit Subcommittee regarding enhanced transit for Priority 1- Lines 1 and 2, Priority 2- Lines 6 and 11 and Priority 3- Line 3. A discussion will be held with the Planning Commission.

Case Planner: Browning Allen, Transportation Manager

Email: ballen@santabarbaraca.gov

Commissioner Jacobs returned to the dais at 2:16 P.M.

Browning Allen, Transportation Manager, gave the Staff presentation.

Commissioner's comments and questions:

1. Asked Staff if there are any legal hurdles to be aware of in using development impact fees.
2. Asked if any effort has been made to talk to representatives of the University of California, Santa Barbara (UCSB) and others, prior to receiving approval.
3. Reception from County and UCSB has been lukewarm. Consideration should be given to a plan B if we do not have monies to augment transit services.
4. Requested status of uptown shuttle that was discussed at one time.
5. Asked what happens if UCSB participates and the County and Goleta do not participate in transit service. Asked if we could get an express bus that enhances upper State Street and then goes out to UCSB.
6. Asked about Cottage Hospital route (Line 3) and if there is a morning and evening bulge in use.

Mr. Vincent replied that there are legal hurdles, primarily known as the Mitigation Fee Act. Before an impact fee can be established, the program that the fee will cover must be defined. Then a cost estimate must be created to calculate the fees that will be assessed and how the fees will be assessed amongst the various projects within the project area.

Sherry Fisher, MTD General Manager, stated that conversations have been held with UCSB and it is intended to move forward with discussion with other agencies. She has not met with the County, nor have they committed to transit support; commitment has been made for Isla Vista shuttle in four years. UCSB has student /faculty riding program, but has not provided funding.

Ms. Fisher stated that the challenge in meeting with all agencies is one reason why MTD is seeking direct Measure D funding. Alternative routes can be considered; proposal has been for improved service on Lines 6 and 11. Line 4 could be resurrected, but it is not the preferred option.

Ms. Fisher commented that Line 3 would be the alternative if Line 6 and 11 did not work out. She stated that Line 3 has less of a peak hour issue due to the number of riders coming in and out of Cottage Hospital during the day. MTD would prefer to provide service all day long in twenty minute headways.

Commissioner Jostes opened the public hearing at 2:32 P.M. and the following people spoke:

Tom Williams: My Ride Program

Paul Hernadi, Citizens Planning Association: Support for public transit

Sheila Kamhr, League of Women Voters: Support for increased public transit

Harley Augustino, Executive Director of PUEBLO: Transit Sales Tax

With no one else wishing to speak, the public comment was closed at 2:48 P.M.

Commissioner's comments:

1. Asked Staff for an update on the My Ride Program.
2. Encouraged an ongoing effort to sustain My Ride Program. Getting people out of their cars and onto public transit is a goal that needs to be supported.
3. Asked for the Downtown Parking Committee's recommendation on transit improvements.
4. Supports the Enhanced Transit Sub-committee recommendations. There was a lot of discussion at the sub-committee about what can be done now, which is somewhat reduced headways.
5. Believes that, as we increase housing along corridors, that this will impact transit. We do not have a sufficient population to support mass transit, either through concentrated population in some areas or total population increase.
6. We do need to continue to have a bus pass program.
7. Need to have clear information on the number of employees Downtown.
8. Consensus of Commissioners supports recommendation of Enhanced Transit Subcommittee.
9. Thanked staff for coming forward and disclosing that the My Ride program is not working, and that staff is trying to fix the program.
10. Reducing headways is a very important way to increase ridership for both employees and other users.
11. Understand complexities of dealing with various regional agencies. Goleta and UCSB need to be part of the solution. Mass transit is a regional issue.
12. The Enhanced Transit Sub-committee is about more than the Granada Garage mitigation.
13. Commented that, if My Ride was successful, there would not be sufficient seats on buses.
14. Recommended that description could be made clearer, could include original mitigation and how many trips are meant to be replaced by non-automobile options.

15. Asked when we go back to look at mitigation and numbers used; how were the estimated 10,000 potential riders calculated, and how this change is dealt with under CEQA.
16. To reduce the number of vehicle trips, we have to provide an alternative, and buses are one way to do that, as long as service is frequent and relatively affordable.
17. Noted that the bus lines highlighted are regional and require a regional solution, too.
18. Commented on funding necessary and cautioned against taking money away from other programs.
19. There is an evolving standard of integrating environmental review, Circulation Element policy, the emerging patterns of development in the City, and balancing that with the understanding that we have very limited funds and we must be nimble and balanced in using those.
20. We must manage all of our modal resources in a balanced way to find the best way to solve the problem. It's part of being a livable community.

Mr. Allen replied that contact was made with all downtown businesses for use of My Ride Program, advertisements were placed in the Santa Barbara News-Press and The Independent, and sign up stands were established at a local bookstore. There has been a high rejection of use of My Ride by downtown employees. Addressed discrepancy with earlier consultant's report that estimated there are 23,000 employees in downtown corridor; current estimates show just under 10,000 employees. Reminded Commission that mitigation requirement is to mitigate trips by eliminating the increase of peak trips and average daily trips, not issue bus passes. Issuing bus passes was the chosen method; we are looking at another way to mitigate the impacts.

Mr. Allen gave an update on the Downtown Parking Committee. The Committee supported the Enhanced Transit Sub-committee recommendations. They expressed concern about the escalating cost of transit support and the impact of that cost on parking lot maintenance, and requested a cap on the Parking Program contribution. The 10 ride and 30-day bus pass programs will remain in effect. Mr. Allen will not return to the Commission for any changes to the mitigation requirement until the downtown employee survey and a new plan are completed, in cooperation with MTD.

Ms. Hubbell replied that it was estimated that if 10,000 downtown employees used the passes, then the numbers for average daily and peak hour trips would be reduced. Included in the mitigation measure is a monitoring system as required by CEQA; the monitoring system was significant in disclosing that the program was not working. CEQA has monitoring built into it but does not require anything be done; the City goes further in actually doing something about it and is a prime reason why this issue is being brought before the Commission. After a review by Council and the additional information noted by Mr. Allen, an amended condition will be developed and brought before the Commission for the Granada Garage in order to continue to meet the mitigation measure.

Commissioner Mahan left at 3:02 P.M.

MOTION: Myers/Thompson

Support the Enhanced Transit Subcommittee recommendations and submit them to City Council, emphasizing that transit is one part of an integrated approach to looking at future development, environmental review and maintaining a livable community. Adequate and creative funding will be

necessary to achieving the goals of the General Plan regarding maintaining the quality of life in Santa Barbara.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Larson, Mahan)

Ms. Jacobs asked if the Enhanced Transit Subcommittee will continue or expire.

Mr. Allen stated that the Enhanced Transit Subcommittee does not have additional meetings scheduled but will meet again if directed.

Mr. White thanked Mr. Myers and the subcommittee for all of their good work.

III. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

None were given.

B. Review of the decisions of the Modification Hearing Officer in accordance with SBMC §28.92.026.

None were requested.

C. Action on the review and consideration of the items listed in I.B.4. of this Agenda.

Commissioner Jacobs thanked Staff for being caught up so quickly.

MOTION: Jacobs/White Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: as noted. Absent: 2 (Larson, Mahan)

Commissioner White abstained from the minutes of January 5, 2006

Commissioner Thompson abstained from the minutes of December 1, 2005

Commissioner Jostes abstained from Veronica Meadows.

Commissioner Jacobs abstained from 617 Garden Street.

VII. ADJOURNMENT

Chair Jostes adjourned the meeting at 3:20 P.M.

Submitted by,

Julie Rodriguez, Acting Planning Commission Secretary